

**PLANNING AND ZONING COMMISSION
MEETING MINUTES
May 16, 2006**

PURSUANT TO THE A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN TO THE MEMBERS OF THE PLANNING AND ZONING COMMISSION AND TO THE GENERAL PUBLIC THAT THE PLANNING AND ZONING COMMISSION WILL HOLD A MEETING OPEN TO THE PUBLIC ON **May 16, 2006, AT 7:00 P.M.**, IN THE COUNCIL CHAMBERS, 113 S. FIRST STREET, WILLIAMS, ARIZONA

**1. Work Session Commission Training:
Public Hearing Procedure
General Plan goals and objectives
Study- Escalante Phase1
Proposed Rezoning – Cataract Creek Estates**

The work session was called to order at 7:03 p.m.

Public Hearing Training at a later time, since it was to be presented by Carolyn Smith.

Phyllis reviewed the “Goals and Objectives” sheet in the packets for future reference. She informed the commission that an amendment to the General Plan can only happen once a year.

The final plat for Escalante Phase 1 shows only one ingress/egress. Phyllis said it was presented that way in the prelim. B. Kelley questioned eliminating the green belt. Phyllis clarified there has been no change to the greenbelts since the Preliminary Plat. The preliminary plat was approved for 50 lots; there are 52 on the plat. No development agreement has been reached yet. Water will be discussed at the Council meeting 5/23. Glenn said the developers know that they will have to come back to P&Z for consideration of commercial property before development.

Cataract Creek Estates is bordered by several different parcels owned by many people. The developer sent in some variances that will change the wording of model motion; they are asking that there be no parking on streets with adequate parking provided for residents; a variance to allow min lot width and set backs to be 42 feet instead of 60 and front yard set back 20 instead of 25; a temporary variance for the length of the cul-de-sac; and a waiver to allow no sidewalks.

2. Call to Order.

B. Massey called the meeting to order at 7:30 p.m.

3. Roll Call:

<u> X </u> Chairman Massey	<u> X </u> Vice-Commissioner Peters
<u> X </u> Commissioner Barnes	<u> </u> Commissioner Cowan
<u> </u> Commissioner Stapley	<u> X </u> Commissioner Kimball
<u> X </u> Commissioner Kelley	

Present from staff: Glenn Cornwell, Phyllis Johnson and Nelda Ray

4. Pledge of Allegiance.

B. Massey led the pledge.

5. Adopt Agenda.

B. Kelley moved to adopt the agenda. B. Kimball seconded. Motion carried.

6. Approval of minutes of April 18, 2006

K. Peters moved to approve the April 18 minutes. B. Kelley seconded. Motion carried.

7. Acceptance of Commission resignations

Bob Kimball tendered his resignation as of July. Bill Stapley has submitted a letter of resignation. He has moved out of state. There are now 2 openings on the commission.

8. Public Participation

None

9. Case –FP-06-04 for Escalante at Williams Mountain Phase I

Recess to Public Hearing at 7:38

No public comment

Reconvene Regular Planning and Zoning Session at 7:40

Discussion and decision.

B. Kelley suggested a backup sewer system and funds set aside to help fix anything. Glenn said home owners policies should cover it. Bill Keethler Jr. said it would be covered in the CC&R's. There will be a lien that should cover it if system isn't maintained.

K. Peters asked if water allocation is based on existing sources. Yes

Kelly asks what the procedure for architectural review will be. Keethler said each lot owner will have to submit plans to them for approval of a house design,

Only CC&R's will be signed off by staff per Glenn. The CC&R's are not approved yet, but should be done soon and will be recorded by county recorder.

K. Peters moved to approve the final plat request by W&K Development Ltd. with the following conditions;

1. Items of the DRT requirements must have satisfactory resolution, in writing, with City Staff
2. Engineering requirements must be satisfied in writing
3. Low pressure sewer to be maintained by the homeowners
4. Water allocation is for 50 lots only
5. Signed development agreement
6. Developer must come back to P&Z and City Council for approval for commercial-tract development.

C. Barnes seconded. Motion carried.

10. Case RZ-PP-06-04 Cataract Creek Estates

Recess to Public Hearing at 8:10

No public comment

Reconvene Regular Planning and Zoning Session at 8:15

Discussion and decision

Phyllis addressed the issue of side yards and building sidewalks to City standards. She said part of the road is on a City parcel, and she's not sure how Council will address this.

Rod Miller, property owner, asked if the improvements to Airport Rd. will be curb, gutters and sidewalks. They are required on west side. There are no plans to extend sewer that far down. They are not crossing box culvert with sewer. Glenn says there have been proposals for water and sewer to extend out to airport. The culvert and sleeve are designed to do that. Phyllis said they are encouraging Ponderosa Ridge to loop facilities.

B. Kelly was concerned with length of the cul-de-sac and no parking on street. Developers said the excessive length of the cul-de-sac is only temporary until they are connected to Ponderosa Ridge. Developer said each residence will have 4 parking slots per lot. The goal of the developer with duplexes is to get the price down for work force housing. The percent of open space is 50% overall.

B. Massey asked developer why there are no sidewalks. Developer's goal is to keep it affordable with a rural feel. Massey stated that 5 years from now this might be downtown and we will want sidewalks. B. Kimball said the ruralness is already taken out and asked how much will costs increase per lot with sidewalks. \$3-5 thousand.

Bill Ring states it is smart to consider what future street profile will be. He said other communities are narrowing street profiles as a way to manage capitol budget, and these streets are very wide and to add sidewalks also is redundant. More narrow streets slow down traffic. He suggested maybe sidewalks on only one side, or narrow streets and add sidewalks. Glenn says the City approved one subdivision with sidewalk on one side only and went back and had them put sidewalks on both. Staff committed to sidewalks in all subdivisions. Staff at DRT did not have any problems with smaller streets.

Reviewing engineer said when he reviewed plan he followed City standards. He sees no problem with narrower streets. Grand Canyon Blvd will go through Ponderosa Ridge and ending up connecting to Airport.

The FEMA study may show we need to reconfigure some of lots. Glenn cautioned that this many variances on a project must be carefully looked at, this is more than we should be doing in a whole year.

B. Massey asked how it will affect project if they pass without any variances. Developer said they would need to completely redesign. This density is 2.1 per acre. Glenn thinks it is a good project, may have to consider some changes in ordinances-in order to achieve these kinds of projects. This project works with land and has a variety of price ranges. Phyllis said the two projects (Cataract Creek Estates and Ponderosa Ridge) are working together quite well. She said the variances are logical, the narrower roads and no parking is workable on the secondary roads which would not get the majority of the traffic. The narrower lots will allow for duplexes, but in most cases no larger multi-units. The longer cul-de-sac length is temporary and she does not support a sidewalk variance.

B. Kimball moved to approve the rezoning and preliminary plat request by Cataract Creek with the following conditions:

1. Items of the DRT requirements must have satisfactory resolution, in writing, with City Staff
2. Staff and Engineering requirements and concerns must be satisfied in writing
3. Written coordination and an easement between Cataract Creek and Ponderosa Ridge for secondary ingress/egress and public utilities
4. Developer must submit a final plat within 18 months from the allocation of water, or the zoning reverts to R1-43
5. Approval of variances A-D
 - A. A waiver to allow the secondary roads within the subdivision to be built to the Coconino County narrow residential street standards with a 50' right of way.
 - B. To allow the centerline street radius to be designed and signed for 15 miles per hour and 50' for the secondary streets with the provision of no on street parking through signs and painted curbs, as well as ensuring a minimum 4 parking spaces provided onsite for each residence – 2 within a garage and 2 within the driveway.
 - C. A blanket variance to the R3 District to allow the minimum lot width to be 42' and the front yard setback to be 20'. The developer will show lots requiring the variance in table form on plat, before the city council hears the case.
 - D. A temporary variance to exceed the maximum 400' length of a cul-de-sac for the two "Y" shaped cul-de-sacs located in the southwest portion of the property. Upon installation of the secondary access connection to Grand Canyon Blvd., the length of the cul-de-sac, measured from this entryway will meet the current standards by 150'.
6. Contingent on FEMA study which might affect the final lot layout.

B. Kelley seconded. Motion carried.

11. Discussion and decision regarding Hillside Development Regulations.

B. Kelley moved to accept the Hillside regulations. C. Barnes seconded. Motion carried.

12. Staff Update

Phyllis announced her resignation as she is moving out of state.

13. Adjourn.

B. Kimball moved to adjourn. B. Kelley seconded. Meeting adjourned at 9:40 p.m.

Brad Massey

Carolyn Smith